

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Zoning Board of Appeals, Village of Sea Cliff
Date: November 15, 2016
Time: 7:30 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Madalyn Rivosecchi, 2 Foster Place, Sea Cliff, New York to install an air conditioner condenser unit in a front yard, which requires variances of Village Code §138-516 in that no accessory structure is permitted in a front yard, and §138-1102 in that the proposal increases an existing non-conformity, where no such increase is permitted. Premises are designated as Section 21, Block 197, Lot 123 on the Nassau County Land and Tax Map.

[Continued] Application of Majid Jalayer, 8 Laurel Way, Sea Cliff, New York to maintain a deck, which requires variances of the following Village Code sections: (a) 138-506 in that the front property length is 81.4 feet, where a minimum of 100 feet is required; (b) 138-507 in that the lot width is 81.4 feet, where a minimum of 100 feet is required; (c) 138-509 in that the lot width at the setback line is 81.4 feet, where a minimum of 100 feet is required; (d) 138-511 in that the deck is located on the property line, where the minimum required side yard setback is 15 feet; (e) 138-512 in that the deck is located on the property line, where the minimum rear yard setback is 30 feet; and (f) 138-1102 in that the location of the deck increases an existing non-conformity, where no such increase is permitted. Premises are designated as Section 21, Block L, Lot 120 on the Nassau County Land and Tax Map.

[Continued] Application of William and Doreen Crawford, 125 Dayton Street, Sea Cliff to demolish an existing dwelling and construct a new dwelling, which construction requires variances of the following Village Code sections: (a) 138-504 in that the existing lot area is 8,658 square feet, where a minimum of 10,000 square feet is required; (b) 138-508 in that the front yard setback will be 14.3 feet, where a minimum of 25 feet is required; (c) 138-511 in that the side yard setback will be 10 feet, where a minimum of 15 feet is required; (d) 138-512 in that the rear yard setback will be 22 feet, where a minimum of 30 feet is required; (e) 138-513.1 in that the dwelling will encroach into the height setback ratio plane, where no such encroachment is permitted; (f) 138-517 in that the air conditioner condenser unit is 22 feet from the rear property line, where a minimum of 26 feet is required; and (g) 138-1102 in that the proposed construction will increase an existing non-conformity where no increase is permitted. Premises are designated as Section 21, Block K, Lot 757 on the Nassau County Land and Tax Map.

Application of Yuriy and Renata Bogutskiy, 369 Carpenter Avenue, Sea Cliff, New York to renovate a dwelling, and construct a new detached garage, rear patio, deck and in ground pool, which requires variances to (a) maintain the existing residence, as follows: (i) Village Code §138-511 in that the side yard setbacks are 12.66 and 7.84 feet, where a minimum of 15 feet is required; (ii) Village Code §138-513 in that the height is 36.75 feet, where a maximum of 30 feet is permitted; and (iii) Village Code §138-513.1 in that the dwelling encroaches into the height setback ratio, where no such encroachment is permitted; (b) to construct the proposed improvements, which increases the floor area to 7,020 square feet, where the maximum floor area permitted pursuant to Village Code §138-514.1 is 4,025 square feet; (c) construct a 583 square foot garage, where Village Code §138-516 provides for a maximum of 500 square feet; and (d) construct a garage that increases a non-conformity where no such increase is permitted pursuant to Village Code §138-1102. Premises are designated as Section 21, Block 58, Lot 28 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. All relevant documents may be inspected at the office of the Village Clerk, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York, during regular business hours.

Any person having a disability which would inhibit attendance at, or participation in, the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

Dated: November 2, 2016

BY ORDER OF THE ZONING BOARD OF APPEALS